

WRITTEN COMMENT SUBMITTED AUGUST 17, 2004

AUG 17 2004

PLANNING DIVISION

Dear Sunnyvale Planning Commission,

We have the following comment on file number 2004-0531. The location of the proposed project is 624 East Evelyn Avenue (APN's 209-13-059 and 209-13-020). The project involves the construction of 47 new town homes.

We have one specific concern about the project. We request that the upper stories of the side of the buildings (specifically, the part of the building which rises above the proposed fence) overlooking Bryan Avenue (our street) not have significant windowing (e.g. no large windows).

A few small windows, for example the kind necessary for bathroom ventilation, shouldn't present a significant privacy issue to residents of Bryan Avenue. The developer may also wish to consider that since the windows under discussion would be south-facing, having large windows on that side of the building would also present issues associated with excessive heating and energy consumption in summer.

It should be said that we also have broader concerns related to any large development project and not necessarily specific to this proposal. For example, do surrounding streets have sufficient capacity to handle the increased traffic? We don't know if the planning commission has the authority to address such "big picture" issues. Even if the commission has the authority, we don't know if there is any realistic solution to such issues. Freezing all new development city wide would not be a realistic solution. We accept that change is part of progress.

Sincerely,



Karl & Robin Schneider
656 Bryan Avenue
Sunnyvale, CA 94086
(408) 774-1477



Santa Clara County Housing Action Coalition

ATTACHMENT 6
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The Santa Clara County Housing Action Coalition is comprised of a broad range of organizations and individuals who have, as a common goal, the vision of affordable, well-constructed and appropriately located housing

August 20, 2004

Trudi Ryan
Planning Officer
City of Sunnyvale
P.O. Box 3707
Sunnyvale, CA 94088-3707

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AUG 23 2004
PLANNING DIVISION

Dear Ms. Ryan,

On behalf of the Santa Clara County Housing Action Coalition we are writing to express our support for the residential development proposal at Evelyn Avenue by Classic Communities.

By way of reference, the Housing Action Coalition includes more than 100 organizations and individuals. Its goal is the production of well-built, appropriately-located homes that are affordable to families and workers in Silicon Valley. Organizations participating in the HAC include the Silicon Valley Manufacturing Group, the Home Builders Association, Greenbelt Alliance, the Sierra Club, the League of Women Voters, numerous local governments, several chambers of commerce, Santa Clara County Association of Realtors, Tri-County Apartment Association, and the Affordable Housing Network.

The proposed Classics project will provide 47 new homes at a density of 18 units per acre, 4 of which will be designated as Below Market Rate units in accordance with the City of Sunnyvale's 12.5% BMR ordinance. It will help Sunnyvale work towards meeting the persistent need for housing. In addition, we feel that the proposed project is appropriately located on a site that has already been identified and adopted as an "Industrial to Residential" zone. As you know, the availability of land is one of the biggest challenges in building homes. Kudos to the City of Sunnyvale for proactively identifying areas within which converting to residential makes sense.

Thank you for your consideration of our comments. We encourage your support of the Classic Community development project at Evelyn Avenue.

Sincerely,

Tim Nieuwsma
Housing Action Coalition Co-Chair
Silicon Valley Advisors

Lee Wieder
Housing Action Coalition Co-Chair
Access Partners

cc: Jonathan Stone
Eric Morley
Planning Commission